



AGENCY: City Council
MEETING DATE: October 22, 2018
DEPARTMENT: CDD
PRESENTED BY: Scott Perkins
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AGENDA ITEM SUMMARY

TITLE:

Receive Report and Consider Introducing by Title Only and Waiving the First Reading of Ordinance No. 943-2018 Repealing and Replacing Section 17.14.020 (Zoning Map and Amendments) of Chapter 17.14 (Zoning Map) of Title 17 (Coastal Land Use and Development Code) of the Fort Bragg Municipal Code to Rezone a Portion of APN 018-150-55 from "Very High Density" to "Highway Visitor Commercial"

ISSUE:

The City received an application to rezone a parcel located at 100 East Ocean View Drive (APN 018-150-55), which was recently created as part of the Riverview Subdivision (DIV 4-02/14). The utility of this parcel is limited because it is relatively small and narrow, and because it is split-zoned, meaning it is subject to the requirements of two different zoning districts and General Plan Land Use Designations. The 0.69-acre parcel is approximately one-third Very High Density Residential (RVH) and two-thirds Highway Visitor Commercial (CH).

ANALYSIS:

At an August 23, 2017 public hearing, the Planning Commission considered the proposed amendment to the Local Coastal Program (LCP), and adopted Resolution No. PC 02-2017 recommending the City Council adopt the amendment to the LCP. The City Council held a public hearing on the proposed amendment on February 26, 2018, and adopted Resolution No. 4070-2018 authorizing submittal of the LCP amendment application to the California Coastal Commission. On May 29, 2018, the City Council amended Resolution No. 4070-2018 such that the LCP amendment would take effect upon adoption of an implementing ordinance amendment following California Coastal Commission approval. The Coastal Commission held a public hearing on September 12, 2018 certifying the LCP amendment.

If the City Council wishes to finalize the rezoning of the portion of APN 018-150-55 consistent with Resolution No. 4070-2018, the Council will need to (1) introduce and (2) adopt Ordinance No. 943-2018 (attached).

RECOMMENDED ACTION:

Introduce by title only and waive the first reading of Ordinance No. 943-2018 repealing and replacing Section 17.14.020 of Title 17 of the Fort Bragg Municipal Code.

FISCAL IMPACT:

Introducing the proposed ordinance amendment has little to no fiscal impact on the City. The applicant paid direct staff costs for processing the LCP amendment through a Developer Deposit Account. Adoption of the ordinance amendment would conclude the project.

CONSISTENCY:

At their public hearing on February 26, 2018, the City Council adopted Resolution No. 4070-2018 affirming the LCP amendment's consistency with the Coastal General Plan and Coastal Land Use and Development Code.

IMPLEMENTATION/TIMEFRAMES:

If the Ordinance is introduced on October 22, 2018, and adopted at the regular City Council meeting on November 12, 2018, the ordinance will be effective December 12, 2018

ATTACHMENTS:

1. Proposed Ordinance No. 943-2018

NOTIFICATION:

Sean Hogan, Riverview LLC